

**White Birch Lakes
Annual Membership Meeting Minutes
July 16, 2016**

I. Call to Order:

Al Isaac stated a quorum was present with a number of 143. The actual number needed to open the meeting was 92.

President Bridges called the meeting to order at 10:00 a.m.

Board Members present: President Bridges, Directors Holzer, Bryant, Dombrowski, Allen, Pryde and Witchell.

The Invocation was given by Dawn Holzer.

The Pledge of Allegiance was recited by all present.

II. Burning of Ballots:

(1) Teresa Stephens, Lot 1323, moved to burn the 2015 ballots, 2nd by Jim Neal, Lot 1094; motion carried.

(2) Kevin Dombrowski, Lot 1209, moves to change the order of the Agenda should the need arise in an effort to expedite, 2nd by Steve Bryant, Lot 1; motion carried.

III. Presidents Report:

President Bridges reported the following:

“Welcome all Members and Associate Members to White Birch Lakes Annual Meeting. As far as updates to your amenities, the Clubhouse interior was painted and new carpeting installed. The shower stalls in the women’s locker room have been changed to non-rusting materials. The computer systems for the Supervisor and the Secretary/Treasurer have been replaced. A purchase of Snap Scan was made to organize our files and to allow for ease of locating information.”

“We have sold 7 White Birch Lake owned lots and numerous private sales of lots and houses have occurred in the past year and we want to welcome all those new Members to our Association.”

“The Old Maintenance area has been cleaned up. It was overwhelmed with many items. We had to have an Excavator come into the area and bury all the debris. I will take this opportunity to remind you that this area is open to Members to dispose of brush and leaves. It is not for stumps and building waste. The Staff will chip the brush and provide for Members to come in and take as much mulch for their lots as they would like. Leaves are also piled and mixed to make compost for Members. Please pay attention to where you place your brush and leaves.”

“Many repairs have been done to the grader, tractor, truck and dump truck to keep our equipment up and in working order. The roads are looking great and thank you to Bob and Jeff for that; I’m sorry, Jeff and Bob.”

“The ventilation in the Campground Bath House has been upgraded and thank you to Director Kevin Dombrowski for his assistance in this matter, and again to Jeff and Bob for installation.”

“In August of last year we had a Staff change over. Alice took another job and two Clubhouse Attendants left at the same time for other jobs and school. I would like to thank Board Members, Staff and Volunteers for stepping in and keeping the Clubhouse and the Association running without much of a glitch.”

“Also we now have items for sale in the Clubhouse; shirts, sweatshirts, caps and can covers (which are down on the table to look at), tote bags, coffee cups, license plates, insulated travel mugs; all with White Birch Lake logos. These items are flying out of the Clubhouse and you need to get down there and get them quick. As we have the money, we will purchase new items.”

“Next year we hope to have the Clubhouse exterior and Maggie’s House with new siding and repair, and we are looking at upgrading the entrance gate access system.”

“This meeting will be conducted in a professional manner with respect for one another. Please, when you raise your hand to speak, give your name and lot number for our minutes and state your comments. Allow each other to speak without interruption.”

IV. Committee Reports:

Election Committee: Director Dawn Holzer thanked the Election Committee and stated that the ladies on the Committee do a lot of work to make sure that everything runs smoothly, securely and responsibly. She thanked Claudia Pelfery and stated that Claudia is the Chairperson. Director Holzer also thanked Jeanne Briggs, Phyllis Willoughby, Pat Graham and Secretary/Treasurer Vicky McClusky. She also stated that these ladies are very professional and a big thanks needs to be given. (Applause was given by Members)

At this time Carolyn Neal reported the Plant Exchange this year will be October 1st at the Pavilion from 1 pm to 3 pm.

Campground Committee: Fred Witchell reported that the area has been kept up well by Volunteers. New fence has been put up due to the trees taking it down. He also stated that the walking trail has been extended. He urged all to walk the trails because there is flowers, water, animals (no bears yet) and it is walkable. The winds have taken down 6 trees in the Campground and they will have to be removed so Members can walk through without tripping and falling. Fred also stated that the trail is about ¾ of a mile to walk. Repainting has been done this year and more paint has been purchased so the project can be finalized soon. Fred commented that these activities as well as other Committees like EPC are done by Volunteers and the need for people to sign up is being urged. He has heard a lot of Members state that they like to be here and like to do things, so please sign up for the Committees. Fred mentioned that there is storage in the Campground and the lot in the back of the Campground for the winter for campers. Please sign up now because at the end of July if you haven't signed up for your same spot, it will become available for someone else. He also mentioned to please use ATVs, UTVs, etc. responsibly and stated that the property beyond the Campground is not owned by WBLRA. It is private property. There has been a path from here to J and D Market for people to walk to the store and back but 8 months ago the property was destroyed and tore up from motorized vehicles. There are now signs stating NO TRESPASSING and the owners of the property will prosecute anyone caught on the property. Fred stated that July 4th weekend he took it upon himself to watch and see how many were still utilizing the property and 22 different lots from White Birch went passed the sign. Now if you want to go to J and D Market, you have to use the front gate. (Applause was given by Members)

Director Witchell mentioned at this time that he is not running for a Board seat this year due to the fact that he has too many things to do. He is on another Board in Florida. He stated that over the past year he has learned a lot, especially in the Financing Department, and the Association is better off over the last few years and this Board and previous Boards have done an excellent job of taking care of the Members money. Assessments haven't been increased and there has been enough money for everything that is going on. He asked that everyone show appreciation for this Board and past Boards for taking care of the money and spending it properly. (Applause was given by Members)

EPC Committee: Chick Witchell started by thanking Secretary/Treasurer Vicky McClusky for keeping record of all the requests in the office and providing a report from July 2015 to July 2016. She reported the following:

6 – C & R Violations

10 – Applications for Contiguous Lot Status

Lot Improvements:

47 – Tree Removals

6 – Driveways

9 – Accessory Building, Pole Barns, sheds, etc.

4 – Fence/Dog Kennels

1 – Dock

2 – Steps/Decks

3 – Additions

3 – Drain fields/septic systems

Chick also stated the map in the Clubhouse will be updated to include new houses mentioning that there are now around 321 houses. She also stated the desperate need for more Members to Volunteer because there are only herself and Jim Neal presently on the Committee and new Members would be greatly appreciated. (Applause was given by Members)

By Law Committee: Al Isaac reported that the scope of the Committee in regards to the By-Law Changes that are on the ballot were not to make any radical changes but trying to clean it up from a legal stand point. There was quite a bit of language in the By-Laws that was contradictory and the Attorney recommended two changes. That was the focus in regards to the changes. The main

question that came up was about the Board being able to make the changes without the say of Members. The intention is to make it clear that the Board cannot vote on a By-Law change unless the entire Membership is notified on exactly what they will be voting on. This would allow for any Member(s) to attend the meeting if they disagree with the change being voted on. Al was asked many questions by Members and many Members spoke but no names were noted on the tape.

Jim Neal, Lot 1094, questioned the By-Law Changes in regards to a wording error and asked if what was printed in the Birch Bark and on the Ballot were the same. Much discussion was presented in regards to this issue.

(3) Jim Neal, Lot 1094, moves that the vote be dropped for the By-Law change from this ballot, 2nd by James Beech, Lot 1175; motion carried.

V. Nominating Committee Report:

Claudia Pelfery, Chairperson of the Nominating/Election Committee reported the following:

Absentee Ballots sent out – 112

Absentee Ballots returned – 89

Defaced – 5

Wrong address - 1

VI. Report of the Secretary:

Vicky stated that the 2015 Annual Meeting Minutes were provided at the sign in desk and asked for the minutes to be approved as presented.

(4) Jeanne Briggs, Lot 115, moves for the approval of the 2015 Annual Meeting Minutes, 2nd by Bill Dombrowski, Lot, 1210; motion carried.

VII. Report of the Treasurer:

The Treasurer's Report was given by Vicky McClusky, Secretary/Treasurer as follows:

The Annual Audit was done and copies of the Audit were at the sign in desk also. The Cash and Cash Equivalents at the Beginning of the Year were \$341,364.00. The Cash and Cash Equivalents at the End of the Year were \$421,646.00. This resulted in an Increase/Change in Net Assets of \$27,481.00. Vicky also mentioned that the last two pages of the Audit show where monies are spent in regards to Classes which are broke down into Administrative, Clubhouse, Campground, etc.

(5) Bill Dombrowski, Lot 1210, moves to approve the financial report as presented, 2nd by Jim Neal, Lot 1094; motion carried.

VIII. Nominations from the Floor:

At this time, President Bridges asked if there were any nominations from the floor. Being non, nominations were closed.

A break was taken for Members to eat.

The Election process took place after Members had finished eating. The Election Committee exited to count the ballots and the meeting continued at 12:40 pm.

(6) Mike Woodcock, Lot 442, moves to adjourn the meeting and the votes be null because there may no longer be a quorum present, 2nd by Teresa Stephens, Lot 1323.

It was determined at this time that the election and the votes would still count because this issue was not brought up before the Election was held.

At this time a count was taken of the Members still present at the meeting to determine whether or not a quorum was still in place by Lot Number that pay Assessments on lots not to include contiguous lots. Steve Bryant directed Members to form a line and check in again and lots were documented. After the count was finalized Steve stated that the total number of Members present and in Good Standing was 106. A total of 92 were needed to justify a quorum.

At this time, President Bridges stated the motion made that a quorum was not present had failed because there is still a quorum in place.

The meeting resumed at 1:01 pm.

IX. Transaction of Other Business:

(7) Kevin Dombrowski, Lot 1209, moves for all hazardous trees, which will be indicated by our Maintenance team, to be removed in the Campground area by October 31st with 3 competitive bids received and clearance by the Environmental Protection Committee, 2nd by Dawn Holzer, Lot 1102; motion carried with 1 Member opposing.

(8) Michael Klutz, Lot 613, moves that White Birch remove the trees that are dead on Lot 614 located on Oak Run due to Oak Wilt, 2nd by Kevin Dombrowski, Lot 1209, motion carried.

Mike Graham, Lot 1368, asked why the Maintenance team can't do the tree removal jobs and President Bridges stated that they will when it is possible for them to do and tree work at the intersections is on the list of things for Maintenance to do.

A Member asked if a spot is reserved and paid for in regards to winter storage, how can that spot be rented out to someone else. This Member rented two storage spaces in the Campground and someone was camping in one of his reserved spots and they paid to camp there. President Bridges stated that Scott is new and they will make sure that doesn't happen in the future and this Member's money will be refunded for one storage space.

(9) Marty Perkins, Lot 1095, moves to discontinue the current police patrol unless called in White Birch, 2nd by Steve Biechele, Lot 1319; (discussion is listed below before the vote was called for)

- a. Kevin Dombrowski, Lot 1209, commented that the police do have a legal right to come into the Association for certain circumstances when called.*
- b. Marty Perkins, Lot 1095, commented that Sharon went on her own and asked the police to patrol. He doesn't feel they need to be in here unless they are on a call.*
- c. Mary Perkins, Lot 1095, stated it was her understanding that this issue would be presented to the Membership and if affirmative, would be put on the ballot to be voted on, if turned down, it would be dropped.*
- d. Teresa Stephens, Lot 1323, asked an Officer at the meeting if by oath they are to uphold any law that they see being broken.*
- e. Ron Perkins, Lot 1163, stated he sees people every day on Laurel Lane and other roads that don't slow down or stop for the stop signs and what if you get killed in here, what would the Board do about it.*
- f. Jerry Bridges, Lot 296, stated that if the issue is voted for or voted down, the Sheriff's Department has the right to come in here any time they are called or needed to do property checks and handle other complaints too.*
- g. Marty Perkins, Lot 1095, stated this issue has been dealt with many, many times throughout the years and 2nd of all, when the police have been talked to or meetings were held with the police, it was either we enforce all the laws of patrol or we don't enforce any of the laws.*
- h. Dan Engleman, Lot 977, stated he is a 37-year veteran Law Enforcement Officer, and if police are called in here, the stop signs and speed limit signs are not approved by the State of Michigan so they mean nothing. Also, the Reserve Deputy present has no authority to enforce anything. He also stated the Sheriff doesn't authorize patrol to come in with one person's request. This is a private community..*
- i. Steve Biechele, Lot 1319, stated he wants to support what Trooper Engelman said above but for the current Board or new Board, the majority of the people last spring or here today don't want the patrol and it is the decision of the Members who have property here. (Applause given by Members)*
- j. Fred Witchell, Lot 648, stated for information that he has been on the Fire Department for 40+ years and one year ago he started writing down how many runs were in the Association. For 14 years, there were only 4 times and for the last eight months there have been 6 incidents. Before that time people were very respectable as*

they should be at this meeting. This has been lost and Members are not respectable. He asked what Members want the Board to do to protect you and your property. He urged Members to write their answers down and bring to the next Board Meeting. (Applause given by Members)

- k. Steve Bryant, Lot 1, stated that there used to be respect. We didn't have the type of machines that there are now but the big thing is in years past the Members took it upon themselves to control the idiots. (Applause given by Members) He went on to say there isn't any reason why we can't continue to do that. If there is a problem, call the police. (Applause given by Members)*
- l. Patrick Nalepa, Lot 1133, stated it is common sense that if the police are called, they have the right to come in here but most people are afraid to call because they don't want to have their name on a report. If you want the police in here, they can't look the other way and avoid certain laws and only enforce other laws. You will get pulled over, fined and/or go to jail. He also stated that now they have to enforce the Michigan State Law that when driving a vehicle, and yes a golf cart is included as an ATV, means you will have to have an ORV sticker, red flags, turn signals, etc. He concluded by saying this is ridiculous and if you want the police, you call the police. (Applause given by Members)*
- m. Gwen Wood, Lot 117, stated that maybe a "Quiet Time" would be an option.*
- n. Kevin Dombrowski, Lot 1209, stated he applauds those that call the police. That is what needs to be done. We need to take ownership and responsibility for our Association. If we don't, look at what is going to happen. He also stated we need to hold ourselves accountable for this and we need to check ourselves and keep an eye out for our neighbors, say hello to our neighbors and know who's who. There is nothing wrong with following a kid home who's been tearing up the road and just courteously mention the issue to the parents if you feel comfortable in doing so. That is what used to happen. If we ask the police to come in here nobody in this development is going to have a cop posted in front of their property protecting it 24/7. He stated his opinion is you are asking for more trouble than what you need to. (Applause was given)*
- o. John Pryde, Lot 267, stated he doesn't care whether the police come in or don't come in but if he sees something wrong he is going to call them himself. But we need to find a system to either vote on or do what we need to do so this can be put to bed otherwise this is just going to keep going back and forth. This has been going on for the last 3 years and there needs to be something in black and white that the Membership has voted that the police do not come in here other than what they are allowed to come in for. It will just keep going on if we don't stop it.*

At this time, the motion made by Marty Perkins above was restated as follows:

(9A) Marty Perkins, moves to discontinue current police patrol in White Birch unless called, 2nd by Teresa Stephens, Lot 1323; motion carried with an overwhelming show of hands.

(10) Ron Perkins, Lot 1163, moves to have speed bumps on the roads, 2nd by Jerry Bridges, Lot 296; motion failed.

Belinda Wilson, Lot 1061, stated she has speed bumps in her driveway, and speed bumps are irrelevant, but stop signs mean STOP.

Kevin Dombrowski, Lot 1209, stated in regards to this topic, call the police.

Carolyn Neal, Lot 1094, stated she found out at the last Board Meeting that people who leave their trash by the Garbage Dump by the Campground is costing us extra money. She stated that when people can't get out of their vehicles to open the bin they are costing the Association extra money. She feels there should be enough respect for the Association to at least put your trash in the dump and if not, take it home.

Dawn Holzer, Lot 1103 stated the cost of trash removal was budgeted for \$9,000.00 and that won't be enough because we have now gone to twice a week pick up for trash.

Steve Bryant, Lot 1, stated there was just a situation that was taken care of at the Old Maintenance Building area. \$2,500.00 was spent for the brush, wood products and debris that we all paid for so someone could clean their lot. He stated he takes care of his own stuff and many others probably do too but he doesn't feel it is necessary to provide that type of service in this Association.

Kevin Dombrowski, Lot 1209, stated going back to Carolyn's comment he would like to make it clear there have been many times that he has seen household items and trash so it isn't just one group. Everybody is utilizing it and some don't even belong to this Association.

Marty Perkins, Lot 1095, stated he has seen whole garages, parts of cars, and also in the spring time a whole part of a camper in the dumpsters. He feels this is ridiculous and doesn't feel we should pay for that.

Marty Perkins, Lot 1095, asked the Board if he could have the old aluminum boat with holes in it that is outside of the Old Maintenance Building gate. He was told that he needed the Board's approval because of liability. He would like to fix it.

(11) Jim Neal, Lot 1094, moves for Marty to take the boat, 2nd by Fred Witchell; motion carried.

Kevin Dombrowski, Lot 1209, stated that Members should read their Covenants and Restrictions and their By-Laws. You don't have to memorize them but you should know them. There are certain procedures that allow the Members to have things changed. One particular passage in our By-Laws states that the Membership can petition the Board. You need 10 percent of the Members in Good Standing to petition the Board for whatever they want. They present that petition to the Board. The Board is now obligated to act on it and hold a special meeting. The subject of the Special Meeting would be the topic at hand. At that time, the Members in Good Standing would vote Yes or No. If it were a By-Law issue, the vote would stand but if it were a Covenant and Restriction issue, it would require the Board to hold a Covenant and Restriction change. He urged Members to familiarize themselves with those procedures so that in the future if the Membership has an issue or something that is near and dear to their heart, there is a way for you to ask for a change. The bottom line is our Association is run on the principal of majority rules. A petition to have something specifically done is not a valid petition because you only have a minority of the Members trying to change things from the majority. There are steps that are called to have all of the Members informed and all of the Members an equal opportunity to say their peace and vote the way they feel. He stated he doesn't want anyone there to get the impression that the Board or any other Member are discounting that petition or discounting the way they feel but bottom line is majority rules in decision making processes for this Association and it should not change. (Applause by the Members)

Belinda Wilson, Lot 1061, volunteered to paint the fence at the Campground with stain or paint.

X. Election Results:

Claudia Pelfery, Election Committee Chairperson gave the following election results:

Absentee Ballots sent: 112
Absentee Ballots received: 89
Meeting Ballots issued and returned: 89
Meeting Ballots rejected: 3

Nomination Results:

Richard Allen – 137 votes (3 year term)
Sharon Bridges – 113 votes (3 year term)
Frank Getz – 139 votes (3 year term)

President Bridges took this time to thank the Nomination/Teller Committee for their time. (Applause given by Members)

President Bridges made an announcement at this time that our previous Maintenance Member, Tom Alsup, has passed away and our deepest regrets go out to his family for this sad news.

XI. Adjournment:

(12) Steve Bryant, Lot 1, moves to adjourn the meeting at 2:37 pm, 2nd by Marty Perkins, Lot 1095; motion carried.

XII. Organization Meeting of Board:

Nominations for President:

Director Pryde nominated Director Bridges, 2nd by Director Holzer
Director Dombrowski nominated Director Bryant, 2nd by Director Getz

Nominations for 1st Vice President:

Director Bridges nominated Director Pryde, 2nd by Director Dombrowski
Director Dombrowski nominated Director Bryant, 2nd by Director Bridges
Director Getz nominated himself, 2nd by Director Dombrowski

Nominations for 2nd Vice President:

Director Bridges nominated Director Dombrowski, 2nd by Director Getz
Director Dombrowski nominated Director Holzer, 2nd by Director Pryde

Final Results:

Sharon Bridges – President
John Pryde – 1st Vice President
Kevin Dombrowski – 2nd Vice President

NOTE: Director Dombrowski mentioned that the Board has the right to reorganize at any time.

Submitted by,

Vicky McClusky, Secretary/Treasurer